

Please Note: This report was completed with the following assumptions: Market Approach: **Fair Market Price** , Marketing Time: **Typical** . Important additional information relating to this report, including use and restrictions, is contained in an attached addendum which is an integral part of this report.

<b>Address</b>	1500 N Markdale Unit 33, Mesa, AZ 85201	<b>Order ID</b>	6965158	<b>Property ID</b>	29168418
<b>Inspection Date</b>	12/03/2020	<b>Date of Report</b>	12/03/2020		
<b>Loan Number</b>	42614	<b>APN</b>	135-66-149		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Maricopa		

**Tracking IDs**

<b>Order Tracking ID</b>	1130BPOs	<b>Tracking ID 1</b>	1130BPOs
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

## General Conditions

<b>Owner</b>	BARBARA J MURPHY	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$1,230	The subject property is in average exterior condition. The subject does not appear to be in need of major exterior repairs.	
<b>Assessed Value</b>	\$214,200		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	Townhome		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	Villa Legante 480-962-0398		
<b>Association Fees</b>	\$900 / Year (Other: Common Area Maint.)		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Improving	Market conditions and property values are improving within this area due to strong demand and limited inventory of homes for sale.	
<b>Sales Prices in this Neighborhood</b>	Low: \$200,000 High: \$400,000		
<b>Market for this type of property</b>	Increased 2 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	1500 N Markdale Unit 33	1301 W Rio Salado Pkwy 42	1367 S Country Club Dr 1245	1367 S Country Club Dr 1023
<b>City, State</b>	Mesa, AZ	Mesa, AZ	Mesa, AZ	Mesa, AZ
<b>Zip Code</b>	85201	85201	85210	85210
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.98 <sup>1</sup>	3.55 <sup>1</sup>	3.66 <sup>1</sup>
<b>Property Type</b>	Other	Other	Other	Other
<b>Original List Price \$</b>	\$	\$305,000	\$343,000	\$349,900
<b>List Price \$</b>	--	\$305,000	\$343,000	\$349,900
<b>Original List Date</b>		11/19/2020	11/05/2020	11/27/2020
<b>DOM · Cumulative DOM</b>	-- · --	10 · 14	27 · 28	6 · 6
<b>Age (# of years)</b>	46	36	3	4
<b>Condition</b>	Average	Average	Average	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Beneficial ; Golf Course	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Beneficial ; Golf Course	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	2 Stories Colonial	2 Stories Colonial
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,719	1,940	2,057	2,057
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	2 · 2	4 · 2 · 1	4 · 2 · 1
<b>Total Room #</b>	6	5	7	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.10 acres	0.11 acres	0.05 acres	0.04 acres
<b>Other</b>	None	None	None	None

\* Listing 1 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

**Listing Comments** Why the comparable listing is superior or inferior to the subject.

**Listing 1** List # 1 is superior to the subject in terms of GLA and inferior room count, superior in lot size and superior in age.

**Listing 2** This comp is superior to the subject in terms of GLA and superior room count, inferior in lot size and superior in age.

**Listing 3** Listing # 3 is superior to the subject in terms of GLA and superior room count, inferior in lot size and superior in age.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	1500 N Markdale Unit 33	1500 N Markdale St 65	1500 N Markdale -- 34	1500 N Markdale -- 10
<b>City, State</b>	Mesa, AZ	Mesa, AZ	Mesa, AZ	Mesa, AZ
<b>Zip Code</b>	85201	85201	85201	85201
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.13 <sup>1</sup>	0.01 <sup>1</sup>	0.08 <sup>1</sup>
<b>Property Type</b>	Other	Other	Other	Other
<b>Original List Price \$</b>	--	\$295,000	\$375,000	\$349,900
<b>List Price \$</b>	--	\$295,000	\$375,000	\$349,900
<b>Sale Price \$</b>	--	\$298,000	\$370,250	\$350,000
<b>Type of Financing</b>	--	Fha	Conventional	Cash
<b>Date of Sale</b>	--	02/03/2020	12/13/2019	09/17/2020
<b>DOM · Cumulative DOM</b>	-- · --	32 · 31	208 · 207	41 · 40
<b>Age (# of years)</b>	46	46	46	46
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Beneficial ; Golf Course	Neutral ; Residential	Beneficial ; Golf Course	Neutral ; Residential
<b>View</b>	Beneficial ; Golf Course	Neutral ; Residential	Beneficial ; Golf Course	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,719	1,466	1,885	1,914
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	2 · 2 · 1	3 · 2
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.10 acres	0.12 acres	0.12 acres	0.14 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	+\$8,330	-\$9,360	+\$7,650
<b>Adjusted Price</b>	--	\$306,330	\$360,890	\$357,650

\* Sold 2 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

## Recent Sales - Cont.

**Reasons for Adjustments** Why the comparable sale is superior or inferior to the subject.

- Sold 1** GLA = \$2530, Bedroom = \$0, Bathroom = \$0, Age = \$0, Lot size = -\$200, Garage = \$0, View +\$10000, Concessions -\$4000 Total = \$8330, This comp is inferior to the subject in terms of GLA and similar room count, superior in lot size and similar in age.
- Sold 2** GLA = -\$1660, Bedroom = \$2000, Bathroom = -\$1000, Age = \$0, Lot size = -\$200, Garage = \$0, Concessions -\$4500 Total = -\$9360, This comp is superior to the subject in terms of GLA and inferior room count, superior in lot size and similar in age.
- Sold 3** GLA = -\$1950, Bedroom = \$0, Bathroom = \$0, Age = \$0, Lot size = -\$400, Garage = \$0, View +\$10000 Total = +\$7650, Sale 3 is superior to the subject in terms of GLA and similar room count, superior in lot size and similar in age.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			MLS # 6149771				
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	1						
<b># of Sales in Previous 12 Months</b>	1						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>
04/30/2020	\$349,900	10/21/2020	\$319,900	Cancelled	08/26/2020	\$329,900	MLS
10/21/2020	\$319,900	--	--	Sold	12/01/2020	\$300,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$348,000	\$348,000
<b>Sales Price</b>	\$340,000	\$340,000
<b>30 Day Price</b>	\$320,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The subject property is a townhome, which is in overall average condition on the exterior. The distance searched for similar comps was 4 Miles and the time searched was 12 Months time. Comps were searched for beyond 1 Mile to locate properties similar in property type and GLA. In addition, the year built tolerance was expanded for listing comps to locate listings similar in property type. All of the sold comps are located in the same subdivision as the subject property It was necessary to search beyond 3 months time for sold comps as there were limited recent similar sales in this area. The GLA Tolerance searched for comps was +/- 20% of the subject's GLA. The subject is in average condition and emphasis was placed on using comps which were also in average condition. However, the market area has many rehabbed/remodeled homes in this market area, and they were excluded from the initial comp search. It was necessary to use two superior condition comps due to the limited similar comps in this area. Market conditions and property values are improving within this area. The subject's price is bracketed within the range of sold comp values, while considering both the sold and list comps. Comps within the subject's market area support a price which is higher than the subject's last sales price. The subject's lot size could not eb bracketed by the sold comps. However, all of the sold comps are very similar in lot size and were adjusted for this difference.</p>		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's Notes** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

## Subject Photos



Front



Address Verification



Address Verification



Side



Side



Street

## Subject Photos



Street



Other



## Listing Photos

**L1** 1301 W RIO SALADO PKWY 42  
Mesa, AZ 85201



Front

**L2** 1367 S COUNTRY CLUB DR 1245  
Mesa, AZ 85210



Front

**L3** 1367 S COUNTRY CLUB DR 1023  
Mesa, AZ 85210



Front

## Sales Photos

**S1** 1500 N Markdale ST 65  
Mesa, AZ 85201



Front

**S2** 1500 N MARKDALE -- 34  
Mesa, AZ 85201



Front

**S3** 1500 N MARKDALE -- 10  
Mesa, AZ 85201



Front

## ClearMaps Addendum

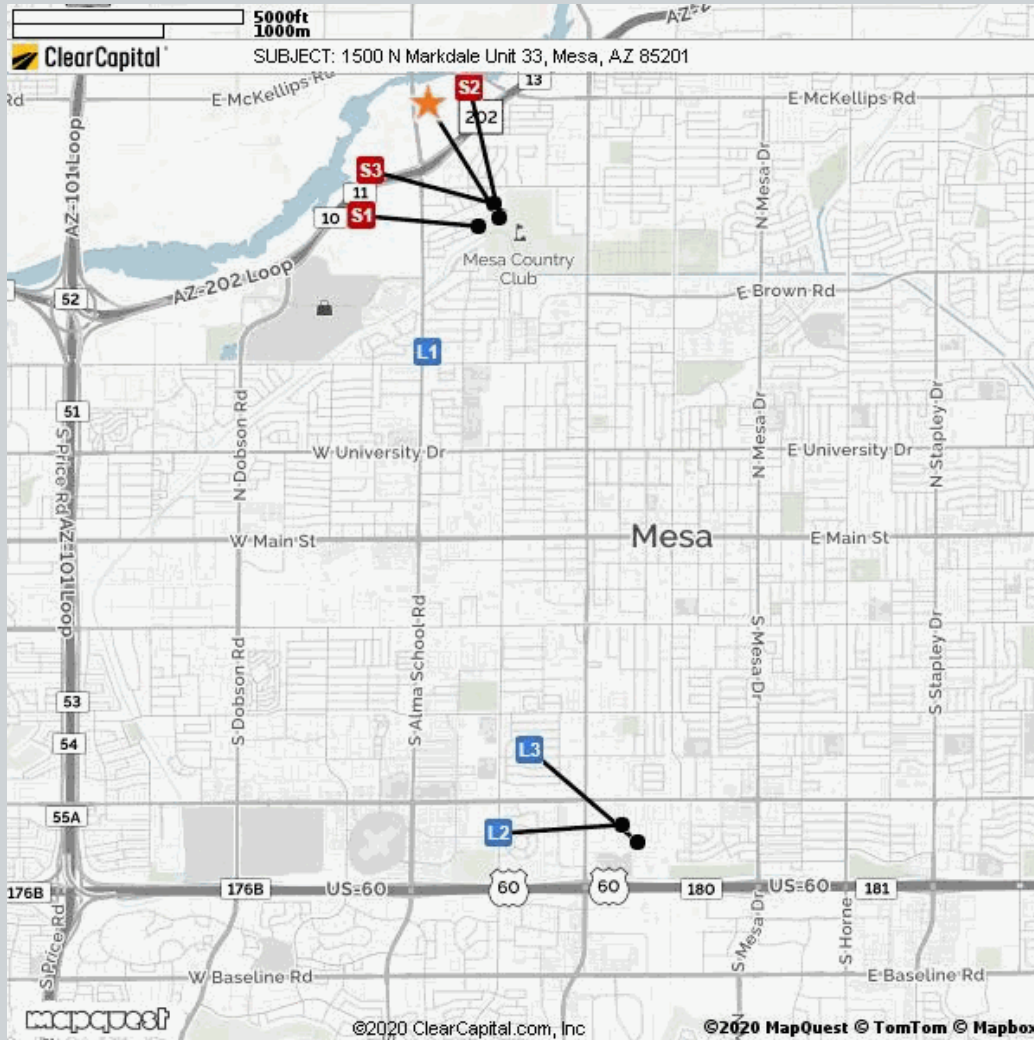
**Address** ★ 1500 N Markdale Unit 33, Mesa, AZ 85201

**Loan Number** 42614

**Suggested List** \$348,000

**Suggested Repaired** \$348,000

**Sale** \$340,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1500 N Markdale Unit 33, Mesa, AZ 85201	--	Parcel Match
L1 Listing 1	1301 W Rio Salado Pkwy 42, Mesa, AZ 85201	0.98 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1367 S Country Club Dr 1245, Mesa, AZ 85210	3.55 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1367 S Country Club Dr 1023, Mesa, AZ 85210	3.66 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1500 N Markdale St 65, Mesa, AZ 85201	0.13 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1500 N Markdale -- 34, Mesa, AZ 85201	0.01 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1500 N Markdale -- 10, Mesa, AZ 85201	0.08 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

## Addendum: Report Purpose

### Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price	A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.
Distressed Price	A price at which the property would sell between a willing buyer and a seller acting under duress.
Marketing Time	The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.
Typical for Local Market	The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

## Addendum: Report Purpose - cont.

**Report Instructions**

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

Instructions last updated: 7/17/2017

Purpose:

Please determine a fair market price for this property at which it would sell in a typical marketing time for the area.

Customer Specific Requests:

\*\*If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible\*\*

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.

## Report Instructions - cont.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

1. One current, original photo of the front of the subject 2. One address verification photo 3. One street scene photo looking down the street 4. MLS listing and sold comp photos required, please comment if no MLS.

## Broker Information

<b>Broker Name</b>	Matthew Desaulniers	<b>Company/Brokerage</b>	Sunny Life Real Estate LLC
<b>License No</b>	BR638988000	<b>Address</b>	2315 E Pinchot Avenue Phoenix AZ 85016
<b>License Expiration</b>	06/30/2022	<b>License State</b>	AZ
<b>Phone</b>	6023500495	<b>Email</b>	mattdesaulniers@gmail.com
<b>Broker Distance to Subject</b>	10.91 miles	<b>Date Signed</b>	12/03/2020

*By confirming the above contact and real estate license information and submitting the report, the above signed hereby certifies and agrees that: 1) I personally took the pictures, selected comparables, and determined the price conclusion. 2) To the best of my knowledge, the statements of fact contained in this report are true and correct. 3) The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. 4) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. 5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. 6) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point. 7) I did not base, either partially or completely, my analysis and/or opinion and conclusions in this report on race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law. 8) I maintain errors and omissions insurance, to the extent required by state law, for all liability associated with the preparation of this Report.*

## Disclaimer

**This document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.**

**Unless otherwise specifically agreed to in writing:**

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